

The Plantations Condo Association Council Meeting

Board Meeting May 18, 2018

Call to Order Meeting was called to order at 8:54 PM

Approval of Previous Meeting Minutes

Lisa Travis presented the minutes for approval. Bob Blomquist made a motion to approve the minutes from the March meeting, 2nd by Paul Carey ; passed unanimously

Condo Treasurers Report (Sherry Minear)

The balance sheet and budget versus actual were presented. It was noted that the expenses were tracking well to the budget. It was also stated that the delinquent accounts had been sent to the attorney for collection.

Bob made a motion to approve the Treasurer's report, 2nd by Lisa . Passed unanimously.

Old Business

FHA Approval

Lisa explained that the Association had again attempted to gain FHA approval for the community. Unfortunately, the rental clause in the Covenants does not meet with FHA regulations, so the application was denied.

Building 24 Parking lot Drainage Project Completion

Chris Reported that the drainage project to install drains in the entrance of Building 24 and in front of the garage doors was completed. During recent rains, the water was effectively captured and moved away from the building

Condo Code or Regulation Amendment – Number of Council Members

The Council reviewed a proposed amendment to the Code of Regulations that would clarify the language establishing the number of Council members. Lisa made a motion to amend the proposed language to read “5 to 7 Members” and to approve the amendment. The motion was 2nd by Bob Blomquist and passed unanimously.

Building Signs

The Council reviewed two proposals to add building sign numbers to each building. Lisa made a motion to approve the proposal from Adart to produce and install the signs. The motion was 2nd by Bob and passed unanimously.

New Business

Bidding Orton Circle – Center Island Parking Lot Project

Chris Nichols of SeaScape asked the Council if they wanted to proceed with the bidding of the 3rd and final drainage project the Association had sought engineering plans for. The Council discussed the need to resolve the issues on Orton Circle and instructed Chris to seek proposals for the project

Bid for Sidewalk Leveling – Build 14

Chris presented a proposal to level the sidewalks at the courtyard of Building 14. The Council reviewed the proposal from DryZone. Lisa made a motion to approve and 2nd by Bob, passed unanimously.

ARB request for 18540 Drayton Hall – Shelton

The Council reviewed an application from the Sheltons to install a handicap ramp at their Unit. Lisa made a motion to approve, 2nd by Paul and passed unanimously.

Committee Reports:

Architectural Review Committee (ARC) (Bill Licata)

The Committee has received 7 requests to date and all have been approved

- *Documents Committee (Paul Carey)* No Report
- *Finance Committee (Sherry Minear)* No Report

- *Insurance Committee (Dave Labrecque)*
Dave reported that the Association had sought a new policy to separate the insurance in to two policies. Previously the HOA and the COA had shared one policy. Paul made a motion to accept the new policy and 2nd by Bob, passed unanimously.
- *Landscaping Committee (Dee Holm)* No Report
- *Nominating Committee (Dave Labrecque, Ken & Nancy Brooks)*
Dave reported that the call for nominations letter had been created and would be mailed to owners early this summer

Property Managers Report (Chris Nichols)

- *Step Staining (Blds 20, 21, & 22)*
Chris reported that the steps at buildings 20, 21 and 22 had been stained. These steps were rebuilt last year and the wood had been allowed to season before staining.
- *Mulching of Buildings*
Chris reported that the mulch had finally been spread at all of the buildings.
- *Siding Replacement and Painting*
Chris reported that the buildings had all been reviewed and building 3, 6 and 19 needed to be painted this year. The siding on these buildings would be evaluated and replaced as needed during this process.
- *Spot Pressure Washing*
Chris reported that the painting company had been onsite pressure washing the buildings in preparation for the painting. While they were onsite, they had also been to a few buildings to spot pressure wash mildew off of the buildings.
- *Building 13 Repairs*
Chris noted that there were some repairs made to the siding on building 13. These will be painted while the painter is on site.

Adjourn Meeting was adjourned at 9:45 PM

Respectfully Submitted, Chris Nichols SeaScape PM